Village of Corinth
Planning Board Meeting
May 4, 2026 – 5:30 pm
Location: Firehouse

Meeting called to order at 5:30pm by Chair Morreale.

Attendance: Phyllis Morreale, Rickey DiLorenzo, Kendra Schieber, Code Enforcement Officer Neil Hepner, Village Attorney-Stefanie Bitter, and Recording Secretary-Renee Hala
Quorum Present

Also Present: Einars Tupuritis – Applicant

1. Review/Approve March 30, 2026 Meeting Minutes - Motion by Kendra Schieber, seconded by Rickey DiLorenzo, to approve the 03/30/2026 meeting minutes as presented.
All in favor ~ aye

2. New Business:

- #1 – Site Plan Review Application – Initial Review

  Application: #PB-2026-0001
  Zoning: Commercial
  Tax Map ID: 73.27-2-48 and 73.27-2-19
  Applicant: Einars Tupuritis
  Location: 133 Main St. and 8 Sherman Ave.

  Jeffrey Dumont is the current property owner

  Brief Description of Project: Applicant seeks approval to convert commercial property at 133 Main St. into 8 apartments and convert vacant lot at 8 Sherman Ave. into parking spaces for the apartments.

Einars Tupuritis - Applicant Presentation:

The building at 133 Main Street has not been in use as a commercial property in over 15 years.
Proposing 8 apartments on the first floor, there are already 5 units on the 2nd floor.
The cost to rent will be approx. $1,000 for a 1 Bedroom Unit and $1,450 for a 2 Bedroom Unit.
Project cost will be approx. $200,000.
Applicant stated he has over 26 years of experience and has recently renovated 417-419 Walnut St. and has received very positive comments from the public on the finished apartment building.

Board Discussion:

Phyllis stated that she does not want to see the commercial space diminished.
Rickey stated he agrees with Phyllis and would like to see the commercial space remain.
Kendra stated that she spoke with several business owners on Main Street and they are all are opposed to apartments on the first floor. She stated that more commercial space is needed and approving the proposed application would change the character of the neighborhood.
Rickey suggested, instead of 2 smaller commercial spaces, that the applicant consider one large commercial space on the first floor.
Phyllis requested larger maps showing more details on the floor plans with dimensions of the commercial space/apartments on the first floor, a floor plan with dimensions of the apartments on the 2nd floor as well, and a site plan for the parking lot.
Kendra asked if the funeral home across the street has rights to the parking lot, currently the funeral home uses that vacant lot for parking.

The Board would like the applicant to submit a narrative of the project.

Applicant stated that he will be contacting his architect and will provide updated plans with the details requested by the board.
Applicant stated that a survey of the properties will be provided in the near future.

Discussion continued regarding: (To be included in the narrative).
Fire safety
Parking spaces required.
Deeds for both properties are required.
Water and Sewer – Connection to the village.
Common area/playground at 8 Sherman Ave. for the residents of 133 Main St.
Location of Dumpsters – Board recommended the parking lot as the location.
The board requested a construction schedule.

The planning board tabled the application until the submission of the requested updated plans and documents.

3. Next Meeting – To be determined.

4. Adjournment
There being no further business a motion was made by Phyllis Morreale and seconded by Kendra Schieber to adjourn at 6:15PM.
All in favor ~ aye.

Renee C. Hala
Recording Secretary